

7 September 2026

Dear Mayor Horwath and Members of Council,

I am writing to address the suggestion that, because 520 Highway 8 was listed for sale at \$2,699,000, our intention is to obtain approvals and then “flip” the property. The attached parcel register shows our purchase price was \$2,800,000 in 2023 — a sale at the listed price would cause us a loss of \$100,000 and our substantial investment in the 3-year process, which contradicts that suggestion.

The listing reflects the financing challenges of holding under-zoned development land during this period of trade uncertainty, not a change in our intention for the project. Once the applications are approved, we will refinance the project as zoned land and proceed with the development.

The greater risk is if the applications are refused and delayed through an Ontario Land Tribunal process that wastes tax payers’ money. As the listing demonstrates, we may not be able to retain ownership, and the family-friendly 3-bedroom suites negotiated through council’s own policies could be lost. That would send an unfortunate signal to the investment community.

When the city invites investment through its planning policies and then refuses qualifying projects, triggering substantial investment losses, it discourages investment sector-wide. Council should instead encourage investment in housing by approving this project because it qualifies under the criteria set out by Council.

Our proposal for 520 Highway 8 responded directly to the city’s policies for housing investment — accommodating growth within the urban boundary, making efficient use of a serviced site within height and density constraints, protecting privacy of the neighbours, providing purpose-built rental housing, and incorporating family-friendly 3-bedroom suites, all in collaboration with staff. This project should therefore be approved.

We remain committed to 520 Highway 8 and respectfully ask Council to approve this project and continue encouraging investment in Hamilton.

Sincerely,



Alex Young
President & CEO

LAND
REGISTRY
OFFICE #62

17339-0112 (LT)

PAGE 1 OF 2
PREPARED FOR Richard
ON 2026/09/07 AT 10:24:55

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 17 CON 3 SALT, PT 4 ON 62R15776, S/T EASM'T WE67610, HAMILTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

DIVISION FROM 17339-0110

PIN CREATION DATE:

2001/12/17

OWNERS' NAMES

ONE WAY PATH AT DEWITT ROAD GP INC.
ONE WAY PATH AT DEWITT ROAD LP.

CAPACITY SHARE

ROWN
FIRM

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1995/10/23 **						
BL1738	1956/01/25	BYLAW				C
REMARKS: (1STLY) (AS TO PIN 17333-0663) ; RE: SUBDIVISION CONTROL						
62R15776	2001/03/09	PLAN REFERENCE				C
WE67610	2001/11/28	TRANSFER EASEMENT		BELTRANO, DIANA GIROLAMI, CARMEN GIROLAMI, EDWARD PALETTA, RICHARD	CITY OF HAMILTON	C
WE1684286	2023/06/30	TRANSFER	\$2,800,000	1950424 ONTARIO INC.	ONE WAY PATH AT DEWITT ROAD GP INC.	C
WE1684287	2023/06/30	CHARGE PARTNERSHIP	\$1,950,000	ONE WAY PATH AT DEWITT ROAD GP INC. ONE WAY PATH AT DEWITT ROAD LP	DIGIORGIO, SEBASTIAN ROSE LETO PROFESSIONAL CORPORATION STRATA VESTA CORP. ROB MCDONOUGH HOLDINGS INC. SONE, ELLEN SONE, LAWRENCE USHER, CASSANDRA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

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PAGE 2 OF 2
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ONLAND

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
WE1684288	2023/06/30	NO ASSGN RENT GEN		ONE WAY PATH AT DEWITT ROAD GP INC. ONE WAY PATH AT DEWITT ROAD LP	HUTNER, JAMIE ROSE JACOB, JEFFREY JACOB, MICHELLE USHER CINEMA INC. ORTINO, MATTEO ORTINO, SANDRA SANTOS, BRYCE SANTOS, ANA CUNDARI, LUISA CUNDARI, FRANCO 2698197 ONTARIO LTD, BAGGIO, KAREN ROBINSON, MARK DIGIORGIO, SEBASTIAN ROSE LETO PROFESSIONAL CORPORATION STRATA VESTA CORP. ROB MCDONOUGH HOLDINGS INC. SONE, ELLEN SONE, LAWRENCE USHER, CASSANDRA HUTNER, JAMIE ROSE JACOB, JEFFREY JACOB, MICHELLE USHER CINEMA INC. ORTINO, MATTEO ORTINO, SANDRA SANTOS, BRYCE SANTOS, ANA CUNDARI, LUISA CUNDARI, FRANCO 2608197 ONTARIO LTD. BAGGIO, KAREN ROBINSON, MARK	C
WE1826388	2025/11/05	APL CH NAME INST		2698197 ONTARIO LTD,	2608197 ONTARIO LTD.	C

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\$2,699,000

520 HIGHWAY 8
Stoney Creek, Ontario L8G4L5
MLS® Number: 40857533

Listing Description

PRIME LOCATION IN STONEY CREEK AT THE CORNER OF #8 HWY & DEWITT RD. NEWER BUILDING WITH OVER 4000 SQFT, PARKING FOR 35 CARS. (71041868)

Location Description

CORNER OF HIGHWAY #8 & DEWITT RD

Property Summary

Property Type	Building Type	Storeys
Other	Commercial Mix	1
Subdivision Name	Title	Land Size
517 - Highway Valley/Dewitt	Freehold	1/2 - 1.99 acres
Built in	Annual Property Taxes	Total Parking Spaces
2008	\$43,000	35
Time on REALTOR.ca		
16 days		



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Building

Interior Features

Basement

Type

None

Building Features

Features

Paved
driveway

Foundation

Type

Poured
Concrete

Construction

Material

Wood frame

Utilities

Utility Sewer

Municipal
sewage
system

Water

Municipal
water

Exterior Features

Exterior

Finish

Brick Veneer,
Wood

Business

Sign Type

None

Neighbourhood Features

Community Features

High Traffic
Area

Amenities Nearby

Public Transit,
Schools

Parking

**Total Parking
Spaces**
35

Measurements

**Square
Footage**
4050 sqft

**Exterior
Building Size**
4050 sqft

Land

Lot Features

Frontage
166 ft

Land Depth
208 ft

Other Property Information

Access
Road access,
Highway
access

**Zoning
Description**
C2, R3

Data provided by: [Cornerstone Association of REALTORS®](#)

Are you interested in touring this listing?

OR

Joe Vine
Salesperson

📞 905-929-8500



RE/MAX Escarpment Realty Inc.

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Stoney Creek, Ontario L8J0B6

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📅 905-573-1189



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